

APPLICATION FOR  
THE ABANDONMENT OF A  
PUBLIC RIGHT-OF-WAY/EASEMENT

2/18/02  
3:30PM  
SAS  
02-31

Date: February 18, 2002

Location of Right-of-Way/Easement to be Abandoned: within Lot 1, Block 1,  
Crystal Park Subdivision, Phase One

Property Owner's Name & Address: Karbrooke, Inc. Crystal Park Plaza  
2700 Earl Rudder Fwy So, Suite 1000, CS Texas 77845

Property Owner's Phone Number: 693-2467

**TO THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLEGE STATION:**

The undersigned hereby makes application for the abandonment of that portion of the above right-of-way particularly described in Exhibit No. 1, attached. In support of this application, the undersigned represents and warrants the following:

1. The undersigned will hold the City of College Station harmless, and indemnify it against all suits, costs, expenses, and damages that may arise or grow out of such abandonment.
2. Attached, marked Exhibit No. 1, are two sealed metes and bounds descriptions. (dividing the area in half) of the area sought to be abandoned, prepared by a Registered Public Surveyor.
3. Attached, marked Exhibit No. 2, are two copies of a plat or detailed sketch of that portion of the public right-of-way/easement sought to be abandoned and the surrounding area to the nearest streets in all directions, showing the abutting lots and block, and the subdivision in which the above described right-of-way/easement is situated, together with the record owners of such lots.
4. Attached, marked Exhibit No. 3, is the consent of all public utilities to the abandonment.
5. Attached, marked Exhibit No. 4, is the consent of the City of College Station staff to the abandonment.
6. Attached, marked Exhibit No. 5, is the consent of all the abutting property owners, except the following: (if none, so state)

NONE - N/A

7. Such publicright-of-way/easement should be abandoned because:  
Although dedicated, it was never utilized (i.e., no  
utilities exist within the easement). It was dedicated  
to go with a previous site plan layout.

8. Such public right-of-way/easement has been and is being used as follows:

N/A

I swear that all of the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature: \_\_\_\_\_

Applicant's Name: Scott Eidson, Karbrooke, Inc.

Applicant's Address: 2700 Earl Rudder Frwy, Suite 1000

College Station, TX 77845

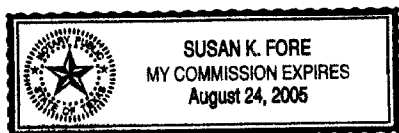
Applicant's Phone Number: 979-593-2467

STATE OF TEXAS }

COUNTY OF BRAZOS }

ACKNOWLEDGMENT

Subscribed and sworn to before me, a Notary Public, this 18 day of February, ~~192002~~ by Scott Eidson.



Susan K. Fore  
Notary Public in and for  
the State of Texas

Application for Abandonment of  
a Public Right-of-Way/Easement

Located: Lot 1, Block 1, Crvstal Park Subdivision, Phase 1

**EXHIBIT NO. 1**

Attached are two sealed copies of the metes and bounds description (dividing the area in half) of the public right-of-way/easement situated in Crystal Park  
Addition/Subdivision to the City of College Station, Brazos County, Texas, sought to be abandoned.

**METES AND BOUNDS DESCRIPTION  
OF A PORTION OF A  
15' PUBLIC UTILITY EASEMENT  
PORTION OF LOT 1, BLOCK 1  
CRYSTAL PARK SUBDIVISION, PHASE ONE  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF A PORTION OF A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT BEING A PORTION OF LOT 1, BLOCK 1, CRYSTAL PARK SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2541, PAGE 63 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID PORTION OF EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTHWEST LINE OF A CALLED 7.158 ACRE TRACT AS DESCRIBED BY A DEED TO KARBROOKE, INC., RECORDED IN VOLUME 1758, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID LOT 1 AND AN EASTERLY CORNER OF THE REMAINDER OF A CALLED 38.65 ACRE TRACT AS DESCRIBED BY A DEED TO CLINT A. BERTRAND RECORDED IN VOLUME 305, PAGE 853 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 7.158 ACRE TRACT BEARS: N 41° 27' 30" E FOR A DISTANCE OF 65.07 FEET;

**THENCE:** N 49° 05' 42" W ALONG THE COMMON LINE OF SAID REMAINDER OF 38.65 ACRE TRACT AND LOT 1 FOR A DISTANCE OF 1.57 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 430.00 FEET;

**THENCE:** CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 38.65 ACRE TRACT AND SAID LOT 1 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 51' 44" FOR AN ARC DISTANCE OF 51.50 FEET (CHORD BEARS: N 45° 39' 54" W - 51.47 FEET) TO A POINT ON THE NORTHWEST LINE OF AN EXISTING 30.00 FOOT WIDE PUBLIC UTILITY EASEMENT;

**THENCE:** N 40° 07' 21" E THROUGH SAID LOT 1 AND ALONG THE NORTHWEST LINE OF SAID 30.00 FOOT WIDE EASEMENT FOR A DISTANCE OF 184.59 FEET TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** CONTINUING THROUGH SAID LOT 1 AND ALONG THE EXTERIOR BOUNDARY OF SAID 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR THE FOLLOWING CALLS:

N 27° 25' 09" W FOR A DISTANCE OF 87.64 FEET TO A POINT;

N 02° 51' 25" W FOR A DISTANCE OF 23.13 FEET TO A POINT;

N 87° 08' 35" E FOR A DISTANCE OF 15.00 FEET TO A POINT;

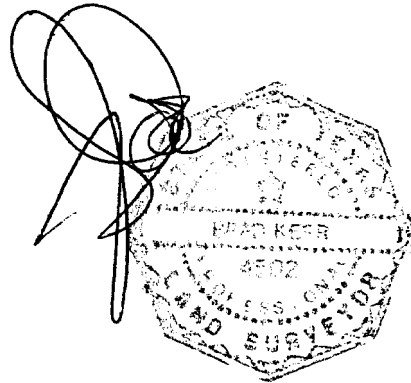
S 02° 51' 25" E FOR A DISTANCE OF 19.87 FEET TO A POINT;

S 27° 25' 09" E FOR A DISTANCE OF 78.18 FEET TO A POINT ON THE  
NORTHWEST LINE OF SAID 30.00 FOOT WIDE PUBLIC UTILITY EASEMENT;

**THENCE:** S 40° 07' 21" W CONTINUING THROUGH SAID LOT 1 AND ALONG THE  
NORTHWEST LINE OF SAID 30.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR A  
DISTANCE OF 16.23 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.036 OF AN  
ACRE OF LAND (1566 SQUARE FEET), MORE OR LESS. SEE PLAT PREPARED JANUARY,  
2002, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS  
BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

D:\WORK\MAB\02-0045.MAB



Application for Abandonment of  
a Public Right-of-Way/Easement

Located: Lot 1, Block 1, Crystal Park Subdivision, Phase 1

EXHIBIT NO. 2

Attached are two copies of a plat or detailed sketch of the public right-of-way/easement sought to be abandoned in the above-mentioned application, showing the surrounding area to the nearest streets in all directions, abutting lots, the block or blocks in which the portion of the public right-of-way/easement sought to be vacated is situated, and the addition or subdivision in which the portion of the public right-of-way/easement sought to be abandoned is situated. Also, the names of record owners of the abutting lots are shown.

BEARING SYSTEM SHOWN HEREON IS BASED ON  
GRID NORTH AS ESTABLISHED FROM CITY OF  
COLLEGE STATION G.P.S. MONUMENTS.

SEE METES AND BOUNDS PREPARED JANUARY,  
2002, FOR MORE DESCRIPTIVE INFORMATION.



SCALE: 1" = 30'

N/F  
KARBROOKE, INC.  
REMAINDER OF 3.77 ACRE TRACT  
2048/102

REMAINDER LOT 1, BLOCK 1

60' PRIVATE  
ACCESS EASEMENT  
2048/187

POINT OF  
BEGINNING

30' PUBLIC  
UTILITY EASEMENT

PORTION OF  
15' PUBLIC  
UTILITY EASEMENT

N/F  
THE BRETHREN CHURCH OF  
BRYAN-COLLEGE STATION  
CALLED: 4.367 ACRE TRACT  
394/775

LAND BOUNDARY SURVEY PLAT  
OF A PORTION OF A  
15' PUBLIC UTILITY EASEMENT  
PORTION OF LOT 1, BLOCK 1  
CRYSTAL PARK SUBDIVISION, PHASE ONE  
VOLUME 2541, PAGE 63  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET

SURVEY DATE:

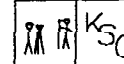
PLAT DATE: 01-16-02

JOB NUMBER: 02-0045

CAD NAME: 02-0045

CRS FILE: 00-1314

PREPARED BY: KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3193



Application for Abandonment of  
a Public Right-of-Way/Easement

Located: Lot 1, Block 1, Crystal Park Subdivision, Phase 1

EXHIBIT NO. 3

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of College Station, that portion of the public right-of-way/utility easement sought to be abandoned in the Application for Abandonment above referred to, do hereby consent to the abandonment of the described portion thereof.

~~XXXXXXXXXXXXXXXXXXXX~~

TXU Gas Company

BY: [Signature] Kimberly Winn  
Title Associate Engineer

~~XXXXXXXXXXXXXXXXXXXX~~

Verizon SOUTHWEST

BY: [Signature]  
Title SUPERVISOR ACCESS DESIGN

~~XXXXXXXXXXXXXXXXXXXX~~

Cox Communications

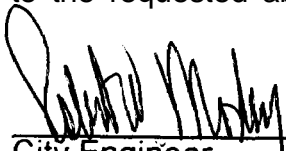
BY: [Signature]  
Title Plant Manager

Application for Abandonment of  
a Public Right-of-Way/Easement

Located: Lot 1, Block 1, Crystal Park Subdivision, Phase 1


EXHIBIT NO. 4

The undersigned, City staff of the City of College Station, certify that they have carefully considered the Application for Abandonment of the public right-of-way/easement referred to above from the standpoint of City of College Station ordinances and with respect to present and future needs of the City of College Station and see no objection to the requested abandonment from the City's standpoint.

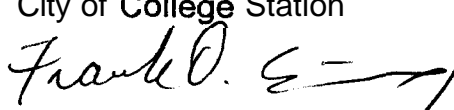
  
\_\_\_\_\_  
City Engineer  
City of College Station


  
\_\_\_\_\_  
Building Official  
City of College Station

  
\_\_\_\_\_  
Zoning Official  
City of College Station

  
\_\_\_\_\_  
Fire Marshal  
City of College Station

\_\_\_\_\_  
Director of Public Utilities  
City of College Station

 For w/w

 For Elect.

Application for Abandonment of  
a Public Right-of-Way/Easement

Located: Lot 1, Block 1, Crystal Park Subdivision, Phase 1

**EXHIBIT NO. 5**

The undersigned, owners of property abutting upon that portion of the public right-of-way/easement named and described in the Application for Abandonment of a Public Right-of-Way/Easement referred to above, **do** hereby consent to such abandonment.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_